



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION IX

75 Hawthorne Street
San Francisco, CA 94105

SFUND RECORDS CTR
2194354

August 31, 2009

Tom Corontzos
Remedy Engineering Inc.
1567 Yuba Street
Redding CA, 96001

Re: July 23, 2009 Notification of Self Implementing Cleanup and Disposal of Polychlorinated Biphenyl Waste at Building 84 in Investigation Area D1.3, Eastern Early Transfer Parcel, Mare Island, Vallejo, California

Dear Mr. Corontzos:

EPA has reviewed your July 23, 2009 notification regarding the above referenced site. EPA concurs with the proposal to scabble the mezzanine floor, however, given the consistently elevated PCB concentrations present across the floor, scabbling to a depth of only 0.25 mg/kg may not suffice to meet the cleanup goal and deeper scabbling may be necessary, which could undermine the structural integrity of this historic building.

Building 84 was constructed in three phases between 1890 and 1909 for use as a marine prison. It was later used as a printing office and for storage. Low levels of PCBs have been identified throughout the floor of the building, and the entire first floor and underlying soils have already been excavated to below the 1 mg/kg cleanup level. However indoor air samples still exceed both residential and industrial standards, in concentrations as high as 140 ng/m³. The source of the PCBs in indoor air remains unknown. Remedy Engineering is proposing to scabble the entire mezzanine floor, where PCB concentrations remain consistently elevated across the floor in concentrations ranging between 5 and 22 mg/kg.

You should also consider the possibility that PCBs may be present on vertical and even ceiling surfaces as well and it may be advisable sample the walls before proceeding further. There may also be other alternatives to consider, such as the double washing procedure, encapsulation, and deed restrictions to restrict use of the building to meet both TSCA and historic preservation objectives.

Please feel free to contact Carolyn d'Almeida at (415) 972-3150 if you have any questions about this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Montgomery", is written over a horizontal line.

Michael Montgomery
Assistant Director,
Federal Facility and Site Cleanup Branch

cc: Henry Chui, DTSC